



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA

**TUESDAY, JULY 5, 2005**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**The Special Studies Committee will meet to consider the following items:**

1. **Docket No. 05040019 ADLS Amend: Marriott Courtyard.**  
The applicant seeks to replace 2 signs (1 ground and 1 wall). The site is located at 10290 N. Meridian Street. It is zoned B6 and is in the US 31 Overlay.  
Filed by Christian Golden of GSW Lighting, LLC.
2. **Docket No. 05060025 ADLS Amend: Meridian Tech Center - HSBC**  
The applicant seeks approval for a wall sign.  
The site is located at 111 Congressional Blvd and is zoned B-6/Business.  
Filed by Matt Tolley for HSBC.
3. **Docket No. 05060024 ADLS Amend: Keystone Square - Carmel Racquet Club**  
The applicant seeks approval for a ground sign.  
The site is located at 225 E Carmel Dr and is zoned B-8/Business.  
Filed by Greg Griffey of the Carmel Racquet Club.
4. **Docket No. 05050001 DP/ADLS: Nightingale Home Healthcare**  
The applicant seeks approval for an office building on 1.23 acres±. The site is located at 1036 S Range Line Rd, and is zoned B-3/Business within the Carmel Dr-Range Line Rd Overlay.  
Filed by Mark Swanson of Mark Swanson Associates.
5. **Docket No. 05050003 Z: Fortune Rezone**  
The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131<sup>st</sup> Street and is zoned S1.  
Filed by Charlie Frankenberger.

6. **Docket No. 05050004 Z: Arden Townhomes**  
The applicant seeks to rezone 12.72 acres from R1 to PUD for the purpose of developing a site with 100 proposed townhomes. The site is located at 1940 E. 136<sup>th</sup> Street and is zoned R1 – Residential.  
Filed by Jim Shinaver for Buckingham Properties.
7. **Docket No. 05040027 DP/ADLS: West Carmel Center Office Park**  
The applicant seeks to create 4 office buildings on approximately 6 acres±. The site is located southeast of Commerce Drive, and Carwinion Way. The site is zoned B-5.  
Filed by Jack Lashenik of American Consulting, Inc. for Coastal Partners, LLC.
8. **Docket No. 05050021 ADLS: 96<sup>th</sup> Street Professional Park – Building 3**  
The applicant seeks approval of a 10,121 sq. ft. office building, related site design, and parking. The site is located at 9745 Randall Drive and is zoned B3/Business.  
Filed by Stacy Fouts of Insight Engineering.
9. **Docket No. 05060026 ADLS Amend: Fidelity Plaza: Equity Consultants**  
The applicant seeks approval for a wall sign.  
The site is located at 11350 N Meridian and is zoned B-6/Business within the US 31 Overlay.  
Filed by Jim Leahy of Premier Sign Group
10. **Docket No. 05060029 ADLS Amend: Meridian Mark I & II**  
The applicant seeks approval for a new sign package.  
The site is located at 11611 & 11711 N Meridian and is zoned B-3 & B-6/Business within the US 31 Overlay.  
Filed by Steve Granner of Bose McKinney & Evans, LLP.
11. **Docket No. 05060034 ADLS Amend: Parkwood Crossing, bldg 4: Monster**  
The applicant seeks approval for a wall sign with logo.  
The site is located at 500 E 96th Street and is zoned B-6/Business within the US 31 Overlay.  
Filed by Don Miller of A-Sign-By-Design.
12. **Docket No. 05060013 ADLS Amend: Carmel Office Park – Building 4**  
The applicant seeks to construct a 10,105 square foot office/warehouse building and associated parking.  
The site is located at 389 Gradle Drive and is zoned I1 (Industrial).  
Filed by Mark Settlemyre of Foresight Engineering.

13. **Docket No. 05060035 ADLS Amend: Hamilton Crossing East: Chase Bank**  
The applicant seeks approval for 2 wall signs and a building retrofit.  
The site is located southeast of 126th St. and US 31 and is zoned B-2/Business within the US 31 Overlay.  
Filed by Paul Reis of Drewry Simmons & Vornehm.
14. **Docket No. 05060008 ADLS Amend: Raphael's Joy**  
The applicant seeks exterior renovations, landscaping, signage, and garage conversion to office use. The site is located at 40 N. Range Line Rd and is zoned B2 within the Old Town Overlay.  
Filed by Carolyn Berghuis for Raphael's Joy.
15. **Docket No. 30-03 DP/ADLS: Clarian North Hospital**  
The applicant seeks approval/clarification on approved landscaping plan. The site is located at NW corner 116th/US 31 and is zoned PUD within US 31 Overlay.  
Filed by Joseph Scimia of Baker and Daniels, LLP.